

# Invest in agriculture in Baltic States - Latvia and Lithuania

Selected Agri Estate offers  
Land • forests • farms

# For Growth on Earth.

ActusQ AgriEstate – an experienced, professional and reliable business partner and manager in the field of agricultural land and farms.

We are one of the agricultural property investment leaders in Latvia providing a trustworthy and well-structured information about agricultural land and forests available on the market, as well as ensuring transparent and professional assistance on the sale, acquisition, lease and management of agricultural land and forests, including operating farms.

Our in-house cross-departmental expertise ensures a high quality property 'Due Diligence' service, paying attention to the technical and legal position of the investment object. Over the years we have developed a comprehensive range of services that is in the best interest of clients and ensures investment security.







## Financial investments

4400 ha land portfolio — 4

1500 ha forest and land portfolio in the Natura 2000 area — 6

## Operational investments

Grain farm · 1000 ha — 7

Farm with 3 integrated production directions  
*in Lithuania* · 690 ha — 8

Medium size farm 200 ha — 10

## Agriland and forests

in Vidzeme region — 11

in Kurzeme region — 15

in Zemgale region — 16

# 4400 ha in Latvia

We offer for sale a private farmland and forest holding of 4400 hectares of land in Latvia.

Holding has been established, formed and managed over past 10 years and today presents a well-structured and well-managed consolidated portfolios of land in different regions of Latvia. All farmland is leased out to local farming operators on a base of long term lease agreements.



3870 ha

FARMLAND



330 ha

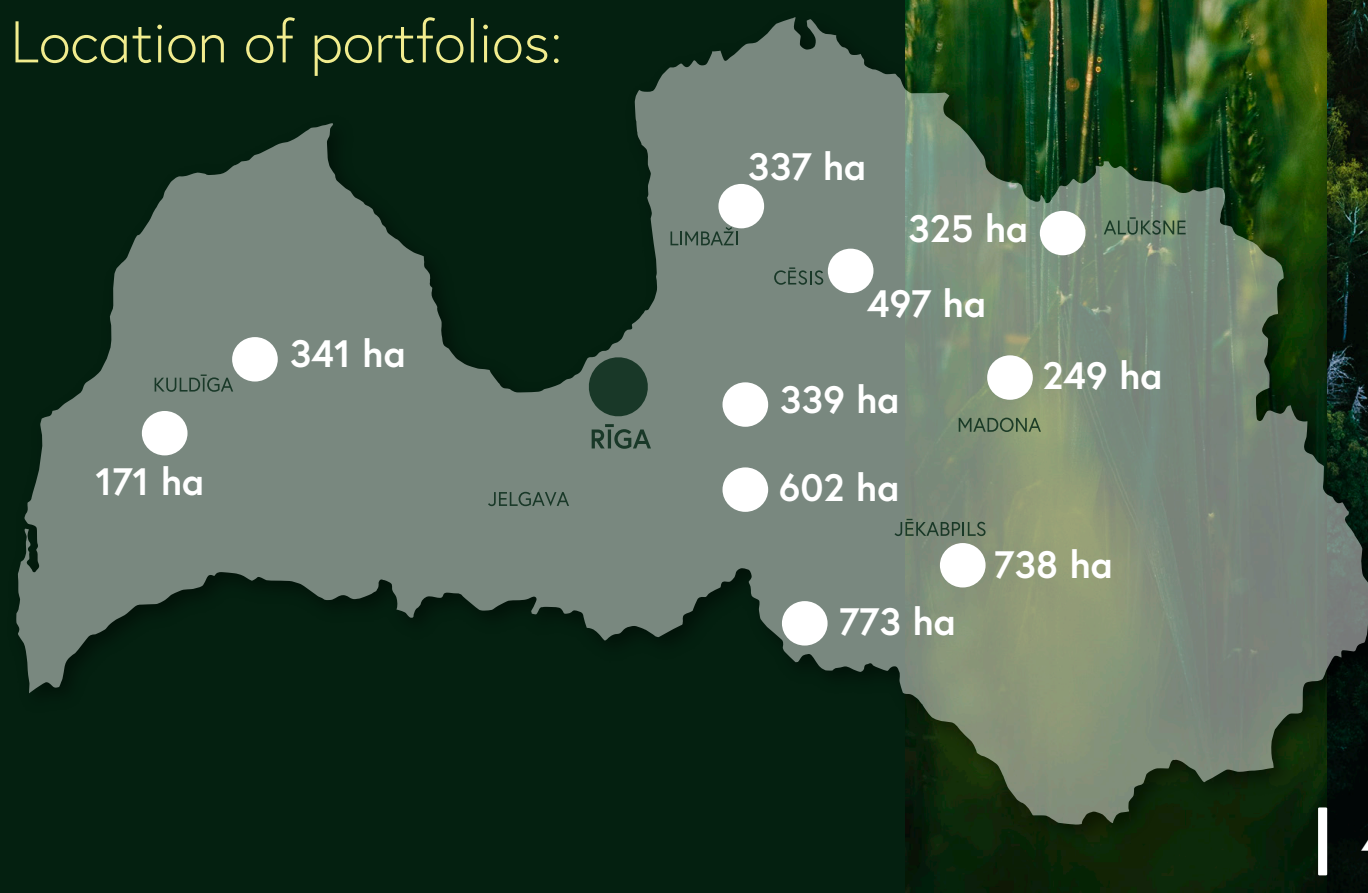
FOREST



200 ha

NATURE AND  
INDIVISIBLE PARTS

## Location of portfolios:



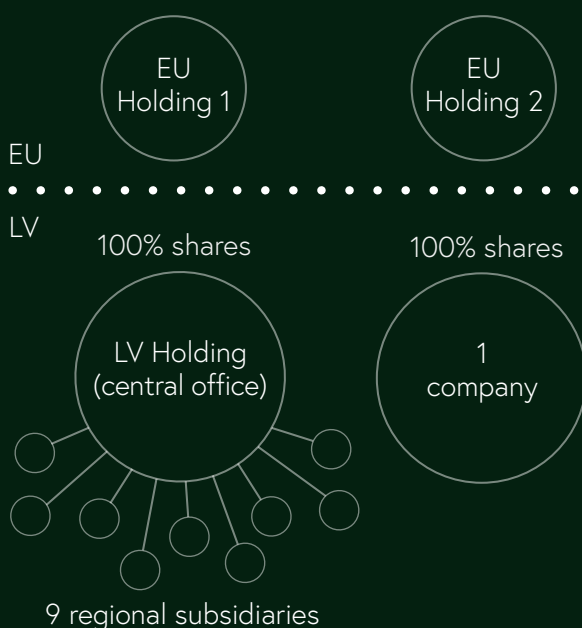
For  
sale



# Key notes:

- Acquisition of this portfolio provides an opportunity to enter the farmland market of a Baltic State – Latvia – in a one step, short go, and continue the long-term development of the portfolio using well-structured exsisting system.
- This portfolio provides further expansion in the size.
- Portfolio is developed strictly in accordance with national regulations and international (EU) decisions, conforming to efficient, yet sustainable management goals.

# Structure of the holding:



# Opportunities:



## Experienced team

Portfolio is managed by a highly experienced and trustful team and the new owner will benefit from this experience with little efforts.



## Active farming

Currently, farmland is leased out to local farmers on a long-term basis. The new owner has opportunity to engage and develop active farming initiatives.



## Intensive forest management

Forests are managed on customary basis and more active, commercial strategies can be introduced post sales.



## Alternative energy projects

Several compositions of the portfolio lie in areas with opportunities to develop middle and large-scale alternative (green) energy projects, i.e., farming fiber, solar, wind or hybrid and have been requested by energy developers.

# Further information:

- Interested buyers shall properly present themselves and document the availability of capital for an intended size of acquisition and enter a non-disclosure agreement (NDA).
- After signing the NDA prospective buyers will be able to request and collect more detailed information about the subject of the sales and its operations.

For  
sale

# Forest and land portfolio

< 1500 ha *in the Natura 2000 area*



56,5%  
**FOREST\***



9,5%  
**AGRILAND**  
*mostly biologically  
valuable grasslands*



34%  
**OTHER LAND**  
*incl. 19,5% swamp*

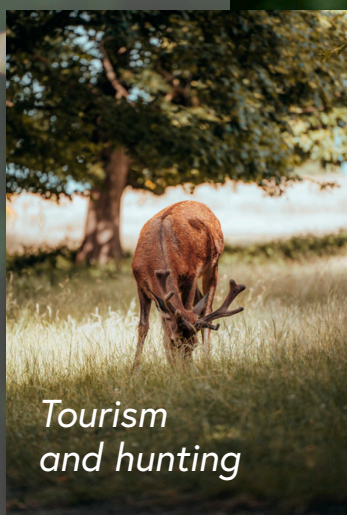
EU area  
payment support:  
~ 180 000 EUR  
per year

Annual return on capital:  
3,6% of sales price  
*(annual value appreciation  
of property not included)*

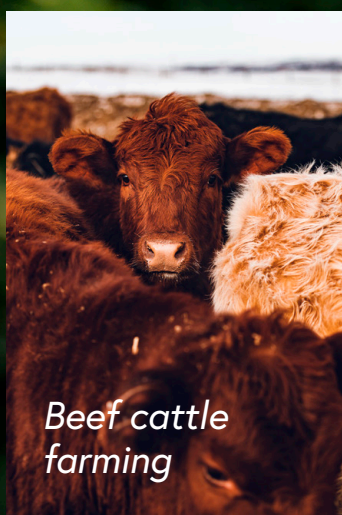
Sales of  
Real estate ownership  
or  
100% shares of Ltd,  
which owns real  
estate properties

*Possible use of property:*

*\* Forestry activities are limited*



*Tourism  
and hunting*



*Beef cattle  
farming*



*Beekeeping*

ORGANIC FARMING



# Crop farm > 1000 ha

 **87%**  
**AGRILAND**

 **4%**  
**FOREST**

## Description:

- Experienced local management and team
- Established supply and sales channels
- Traditional crop rotation - summer and winter wheat, barley, canola (rape)
- Farmsite with necessary infrastructure
- Grain treatment and storage facilities on site
- Annual subsidies ~ EUR 160 000



Soil fertility  
above average:  
40-55 points



Well-consolidated  
land portfolio:  
3 large blocks  
of fields

## Sales versions:

Sold on cash and debt free basis on closing date

Total  
sales

Operating part  
+  
long term land  
lease with  
gradual buyout

Operating part,  
~ 200 ha land  
+  
long term land lease  
with gradual  
buyout

For  
sale

RĪGA ••••• 240 km •••••  
RĒZEKNE

## Key features:



Complete  
machinery fleet



Grain treatment  
and storage  
facilities, including  
weighbridge



Local team



Sold as ongoing  
business

## Production:

Average harvest results of 2022

Winter wheat	6.0 t/ha
Summer wheat	4.0 t/ha
Summer barley	5.0 t/ha
Rape (canola)	3.3 t/ha

# Organic farm with three integrated production directions

in Lithuania



*Grain and feed production*



*Modern poultry farm*



*Beef cattle farming*

## Grain production



- 690 ha of fertile agricultural land (+180 ha leased land)
- Well-consolidated farmland, conveniently situated just 5-7 km from the farm center
- All land is privately owned and suitable for arable farming
- Most of the land is equipped with an efficient drainage system to optimize crop yields
- 1 000 tons grain warehouse that has an integrated grain cleaning plant with sieves for different crops.
- The warehouse also has an integrated feed production line



690 ha  
Agricultural land



Soil fertility  
index: 40 points



Machinery  
fleet available



1000 t grain  
storage



Integrated feed  
production line





*Poultry farm*



Modern 3700 m<sup>2</sup>  
poultry farms (2 buildings)



Automated systems,  
slaughterhouse

- Farms are designed to meet all **organic standards**
- **Efficient operation with just one person required to manage it** - fully automated, with all control systems (feeding, watering, ventilation, bird analysis)
- Slaughterhouse capability - processing up to 500 chickens per hour
- In addition - cooling room (26 m<sup>2</sup>) and freezer (41 m<sup>2</sup>) for the produced goods



*Beef cattle farming*



110 Limousin breed cattle



5 500 m<sup>2</sup> cattle barns

- All cows are young and have been mated. In the upcoming spring and summer, the herd will be delivering
- The barns are scheduled for renovation and the installation of new technological equipment is planned



For  
sale

# Medium size farm

Total area: 200 ha

Owned: 135 ha

Leased: 65 ha

## Key features:



Fertile farmland,  
soil quality index:  
50-55 points



Well-developed region,  
close access  
to main roads



Set of basic  
machinery fleet



2 storage buildings,  
each 1000 m<sup>2</sup>

## Description:

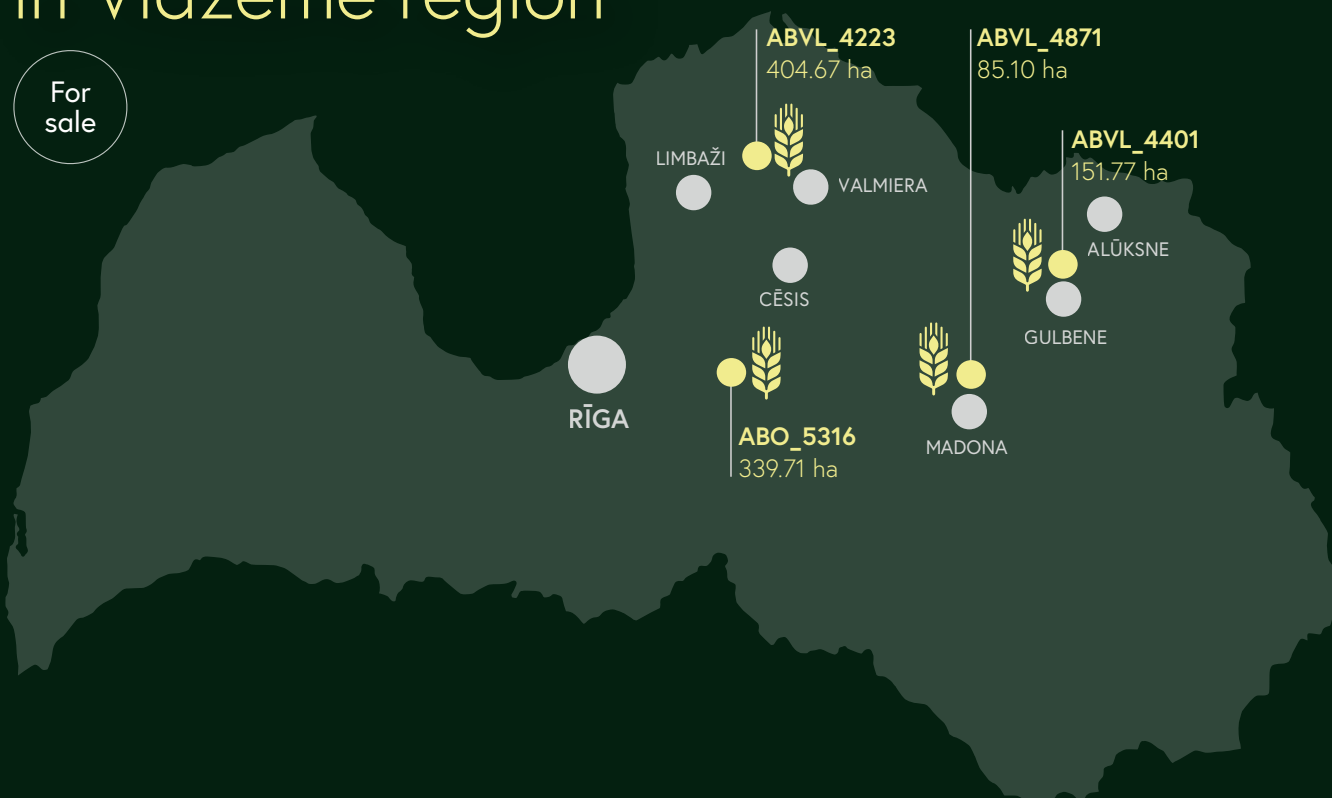
- Farm is relatively young and requires professional management for further development. It has relatively new basic set of machinery necessary to operate the current size of the farm.
- Farm base with two basic storage buildings is in geographically very good location with close access to main regional roads and close proximity to well-developed supply and delivery infrastructure.
- Region is one of the best developed regions in Latvia with several larger towns in 15–30-minute distance, which offers good quality both for business development and quality life.





# Agriland and forests in Vidzeme region

For sale



## 85.10 ha

**ID:** ABVL\_4871

**Locality:** Cesvaine parish

Farmland:	Forests:	Other land:
56.19 ha	11.20 ha	17.71 ha

The offer consists of one property with several land units located next to each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 35-40 points

## 151.77 ha

**ID:** ABVL\_4401

**Locality:** Beļava parish

Farmland:	Forests:	Other land:
120.18 ha	2.67 ha	28.92 ha

The offer consists of one property with several land units located next to each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 35-43 points

## 404.67 ha

**ID:** ABVL\_4223

**Locality:** Dikļi parish

Farmland:	Forests:	Other land:
317.74 ha	65.24 ha	21.69 ha

The offer consists of several properties located near to each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 37-50 points

## 339.71 ha

**ID:** ABO\_5316

**Locality:** Mālpils parish

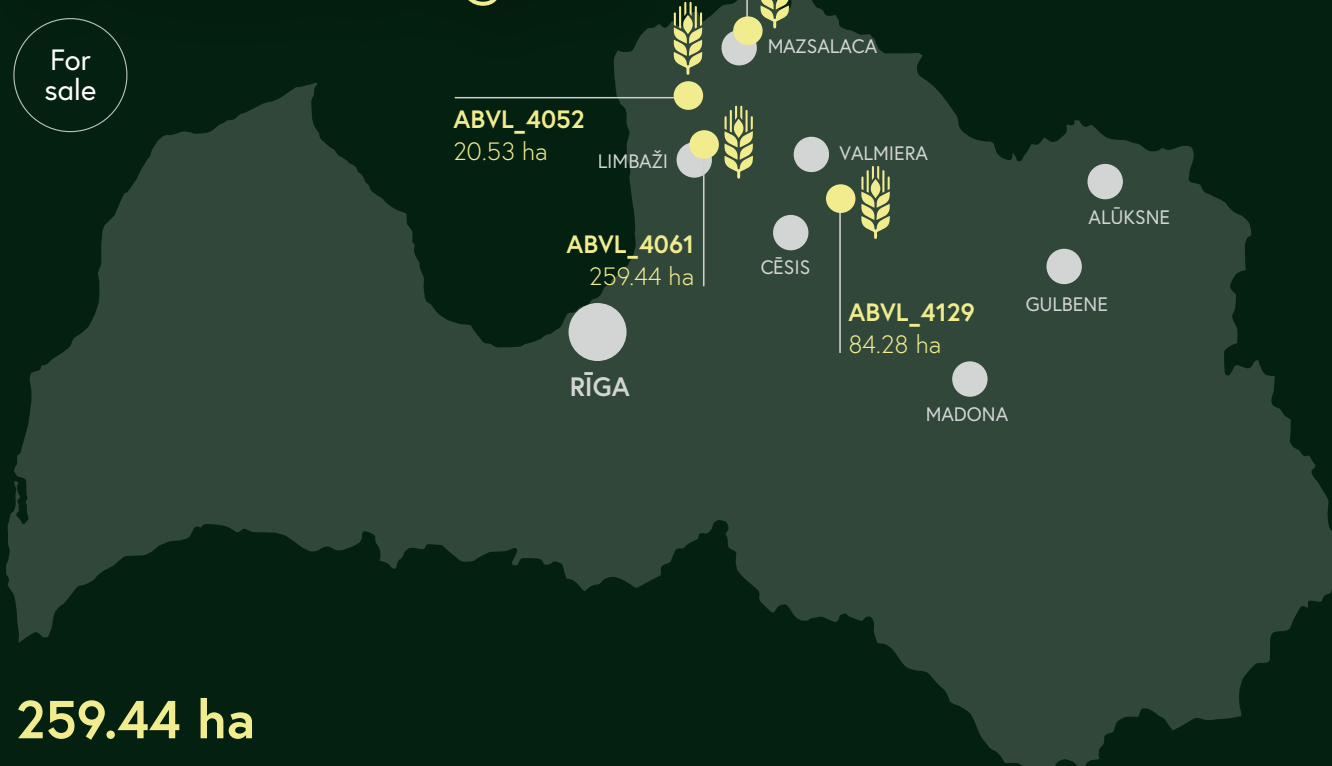
Farmland:	Forests:	Other land:
289.62 ha	34.59 ha	15.50 ha

The offer consists of several properties located within radius of 8 km.

 AVERAGE LAND PRODUCTIVITY INDEX: 40-55 points

# Agriland and forests in Vidzeme region

For sale



## 259.44 ha

**ID:** ABVL\_4061

**Locality:** Katvari, Limbaži, Umurga parishes

Farmland: 220.67 ha    Forests: 27.67 ha    Other land: 11.10 ha

The land portfolio consists of multiple land blocks located near each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 40-50 points

## 84.28 ha

**ID:** ABVL\_4129

**Locality:** Mārsnēni, Rauna parishes

Farmland: 81.56 ha    Forests: -    Other land: 2.72 ha

The offer consists of several properties located within radius of ~ 6 km.

 AVERAGE LAND PRODUCTIVITY INDEX: 40-50 points

## 57.27 ha

Reserved

**ID:** ABVL\_4215

**Locality:** Mazsalaca, Vecate parishes

Farmland: 56.17 ha    Forests: 0.70 ha    Other land: 0.40 ha

The offer consists of two properties located ~5 km apart.

 AVERAGE LAND PRODUCTIVITY INDEX: 37-50 points

## 20.53 ha

**ID:** ABVL\_4052

**Locality:** Pāle parish

Farmland: 20.07 ha    Forests: -    Other land: 0.46 ha

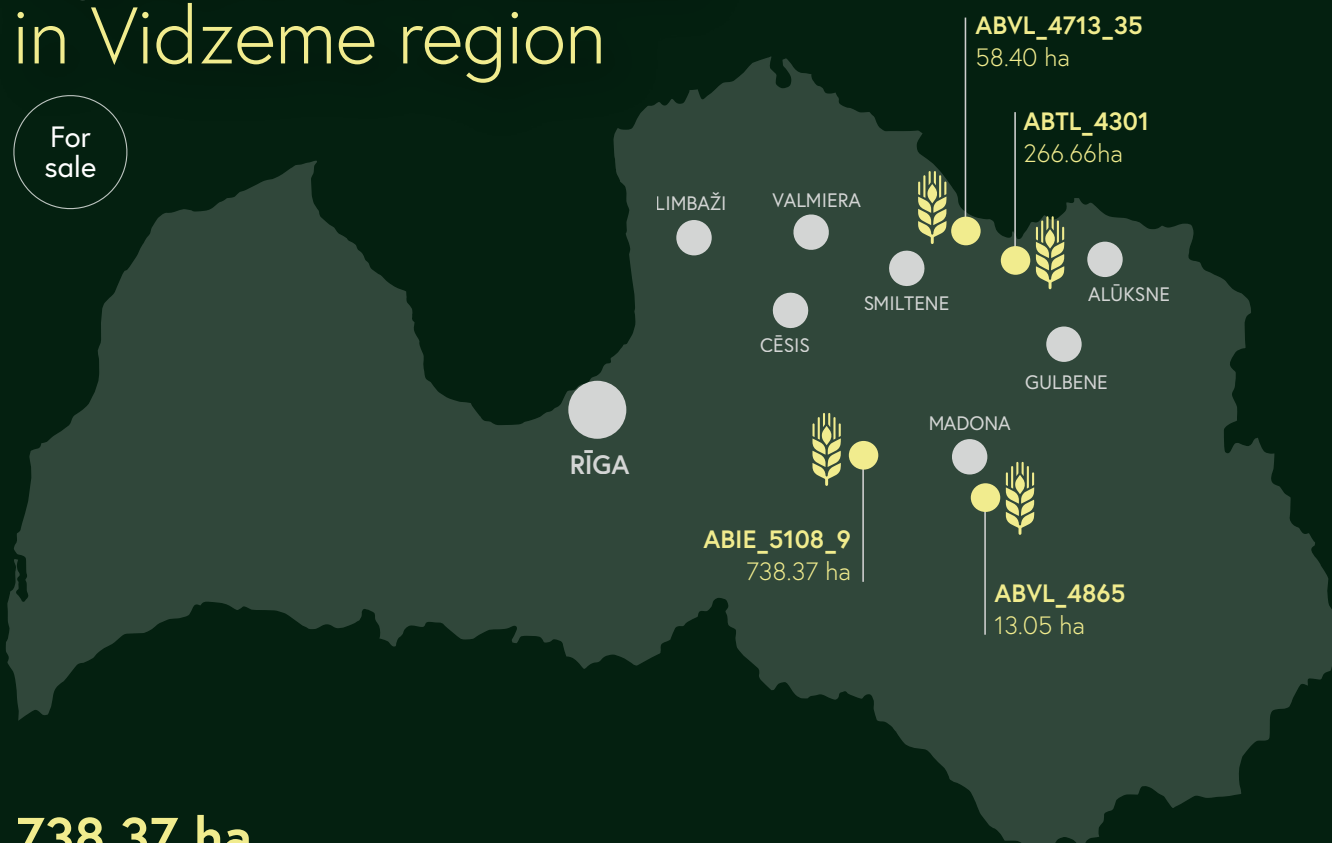
The offer consists of one land block.

 LAND PRODUCTIVITY INDEX: 40 points



# Agriland and forests in Vidzeme region

For sale



## 738.37 ha

**ID:** ABIE\_5108\_9

**Locality:** Irši, Vietalva parishes

Farmland:	Forests:	Other land:
698.87 ha	10.44 ha	29.06 ha

Well-consolidated land portfolio - two large blocks of fields.

 AVERAGE LAND PRODUCTIVITY INDEX: 35-45 points

## 58.40 ha

**ID:** ABVL\_4713\_35

**Locality:** Grundzāle, Zvārtava parishes

Farmland:	Forests:	Other land:
47.98 ha	8.19 ha	2.23 ha

The offer consists of several land units located next to each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 34-40 points

## 266.66 ha

**ID:** ABTL\_4301

**Locality:** Trapene, Gaujiena, Vireši and Ilzene parishes

Farmland:	Forests:	Other land:
245.95 ha	12.90 ha	7.81 ha

The offer consists of several properties located near to each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 35-55 points

## 13.05 ha

**ID:** ABVL\_4865

**Locality:** Mētriena parish

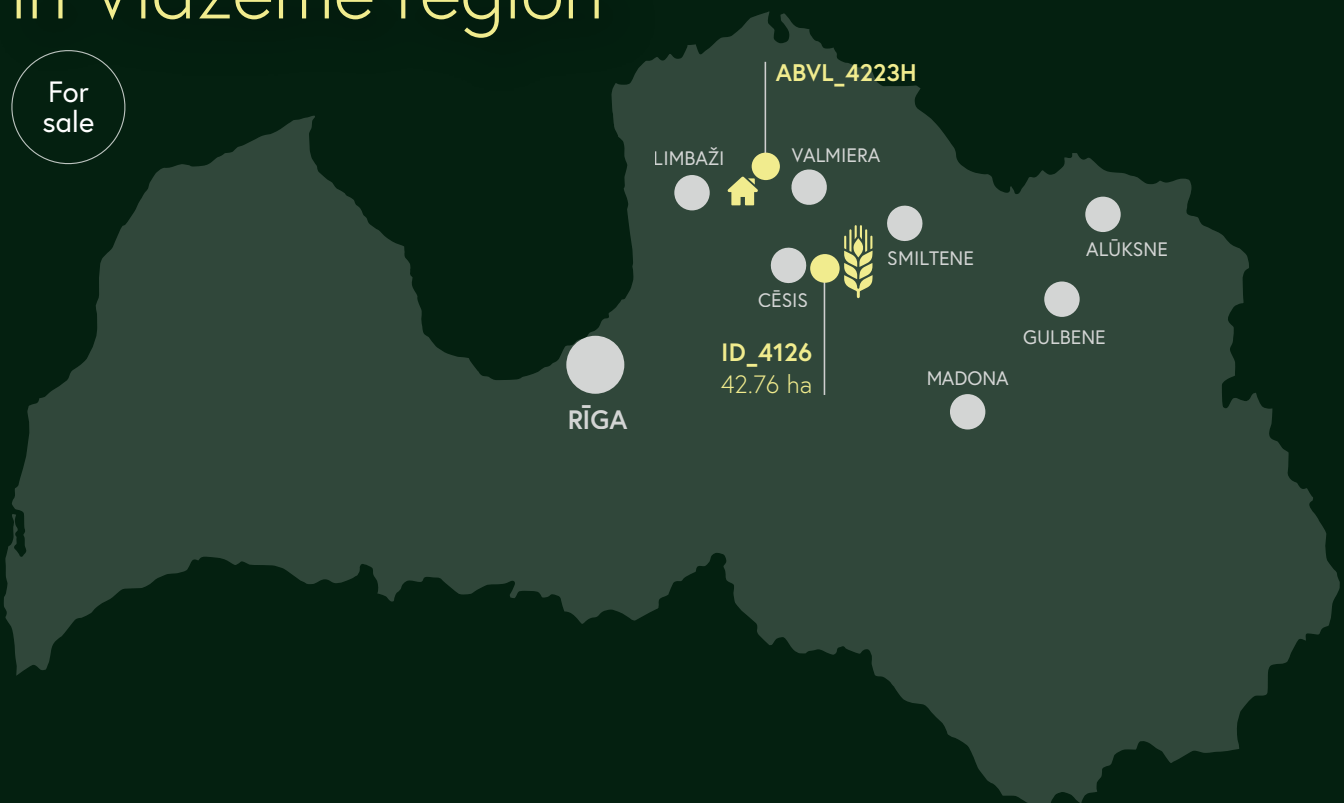
Farmland:	Forests:	Other land:
12.85 ha	-	0.20 ha

The offer consists of one land block.

 LAND PRODUCTIVITY INDEX: 45 points

# Properties in Vidzeme region

For  
sale



## Building, 1.65 ha land

**ID:** ABVL\_4223H

**Locality:** Dikļi parish



### Description:

The property "Krodziņi" includes 1.65 ha of land and a large boulder stone building built in 1924. The supporting structures of the building are in good condition. This offer also includes two other buildings - barn and shed.

It's an excellent opportunity to give new life to this building by renovating it and developing the tourism and hospitality business, or implementing other ideas and activities in the building.

## 42.76 ha

**ID:** 4126

**Locality:** Veselava parish

Farmland:	Forests:	Other land:
38.95 ha	1.30 ha	2.51 ha

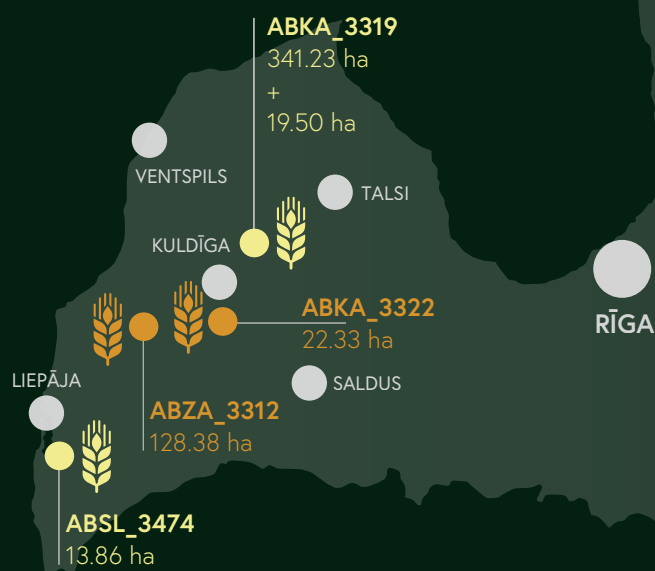
Well-consolidated property - 4 land plots bordering each other. Plots are located ~ 600 m from regional highway at the good local road. Buildings placed on property belong to third party.

Average rainfall in area: 691 mm/year  
Vegetation period: 130 days



AVERAGE LAND  
PRODUCTIVITY INDEX: **38-50 points**

# Agriland and forests in Kurzeme region



**13.86 ha**

**ID:** **ABSL\_3474**  
**Locality:** Otaņķi parish

Farmland: 13.12 ha  
Forests: -  
Other land: 0.74 ha

The property consists of one land block.

**LAND PRODUCTIVITY INDEX: 40 points**

For sale

**157.45 ha**

**ID:** **ABZA\_3312**  
**Locality:** Gudenieki parish  
**For lease:** **128.38 ha**  
**Lease pricing:** 170 €/ha + VAT + land tax

Farmland: 119.45 ha  
Forests: 17.10 ha  
Other land: 20.90 ha

The offer consists of several properties located within a radius of 6.5 km.

**AVERAGE LAND PRODUCTIVITY INDEX: 42-50 points**

For sale and lease

**19.50 ha**

**ID:** **ABKA\_3319**  
**Locality:** Renda parish

Farmland: 19.50 ha  
Forests: -  
Other land: 1.20 ha

The property consists of one land block.

**LAND PRODUCTIVITY INDEX: 40 points**

For sale

**341.23 ha**

**ID:** **ABKA\_3319**  
**Locality:** Renda, Rumba parishes

Farmland: 287.76 ha  
Forests: 31.96 ha  
Other land: 21.51 ha

The offer consists of one property with several land units located next to each other.

**LAND PRODUCTIVITY INDEX: 45 points**

For sale

**22.33 ha**

**ID:** **ABKA\_3322**  
**Locality:** Pelči parish  
**Lease pricing:** 150 €/ha + VAT + land tax

The offer consists of 3 land blocks located near each other.

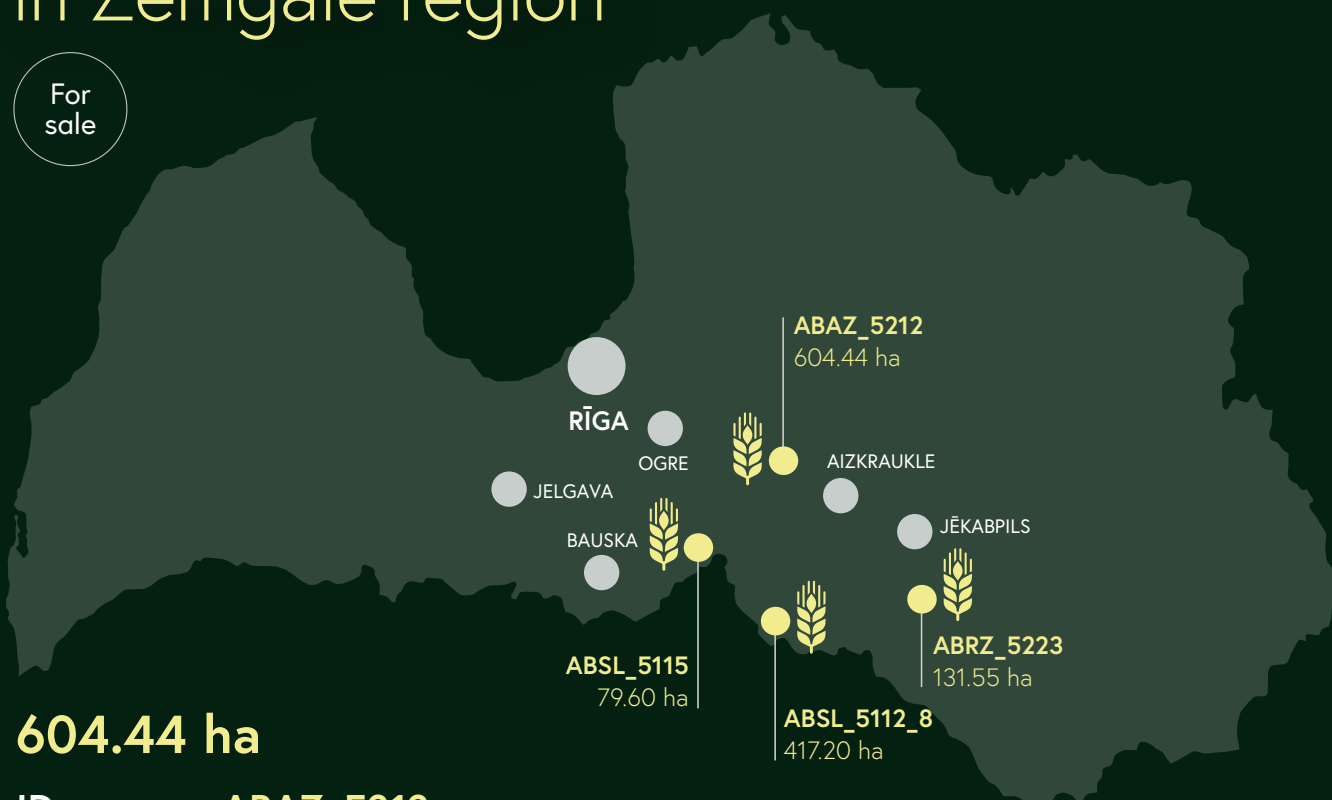
**AVERAGE LAND PRODUCTIVITY INDEX: 40-45 points**

For lease



# Agriland and forests in Zemgale region

For sale



## 604.44 ha

**ID:** ABAZ\_5212

**Locality:** Lēdmane, Jumprava, Madliena, Skrīveri parishes

Farmland:	Forests:	Other land:
539 ha	43.25 ha	22.19 ha

Well-consolidated land portfolio, possible development of alternative energy projects.

 AVERAGE LAND PRODUCTIVITY INDEX: 45-60 points

## 131.55 ha

**ID:** ABRZ\_5223

**Locality:** Leimaņi parish

Farmland:	Forests:	Other land:
47.98 ha	8.19 ha	2.23 ha

The offer consists of several properties located near to each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 38-41 points

## 417.20 ha

**ID:** ABSL\_5112\_8

**Locality:** Pilskalne, Zalve, Nereta, Sauka parishes

Farmland:	Forests:	Other land:
339.29 ha	51.78 ha	26.13 ha

Well-consolidated land portfolio, possible development of alternative energy projects.

 AVERAGE LAND PRODUCTIVITY INDEX: 35-55 points

## 79.60 ha

**ID:** ABSL\_5115

**Locality:** Kurmene parish

Farmland:	Forests:	Other land:
76.67 ha	0.02 ha	2.91 ha

The offer consists of several land units located near each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 45-50 points

# Agriland and forests in Zemgale region

**12.51 ha**

**ID:** **ABSL\_5238**

**Locality:** Mazzalve parish

Farmland: 12.01 ha  
Forests: -  
Other land: 0.50 ha

The property consists of one land block.

 LAND PRODUCTIVITY INDEX: 40 points

For sale

**110.32 ha**

**ID:** **ABR\_5238**

**Locality:** Vīpe parish

Farmland: 108.71 ha  
Forests: -  
Other land: 1.61 ha

The offer consists of one land block.

 LAND PRODUCTIVITY INDEX: 40 points

For sale

**22.23 ha**

**ID:** **ABRZ\_5681**

**Locality:** Rubene parish

Farmland: 18.94 ha  
Forests: 1.50 ha  
Other land: 1.79 ha

The offer consists of several properties located within a radius of 2.5 km.

 AVERAGE LAND PRODUCTIVITY INDEX: 40-45 points

For sale

**ABSL\_5238**  
12.51 ha

**AV\_5113**  
121.58 ha

**ABR\_5238**  
110.32 ha

AIZKRAUKLE

JĒKABPILS

**SE\_5112**  
87.90 ha

**ABRZ\_5681**  
22.23 ha

OGRE

**87.90 ha**

**ID:** **SE\_5112**

**Locality:** Zalve parish

**Lease pricing:** 200 €/ha + VAT + land tax

Several properties located near each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 38-41 points

For lease

**121.58 ha**

**ID:** **AV\_5113**

**Locality:** Mazzalve parish

**Lease pricing:** 200 €/ha + VAT + land tax

Several land units located near each other.

 AVERAGE LAND PRODUCTIVITY INDEX: 45-50 points

For lease

*It is possible to lease SE\_5112 and AV\_5113 properties together.*



For more information contact:



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